
S-4314
JONAS MINOR SUBDIVISION, REVISED
Minor-Sketch Plan

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner and property owner Glen Jonas, represented by attorney Daniel Teder and R.W. Gross & Associates, is seeking primary approval for a two lot subdivision on 2.137 acres, located on the east side of Dayton Road, just south of the CR 200 S intersection, in Sheffield 5 (NE) 22-3. The original Jonas Minor Subdivision (S-4280) was also a two lot request, but with the interior lot line drawn in a different configuration. That request never went to public hearing and was withdrawn by petitioner.

AREA ZONING PATTERNS:

The site is zoned AW, Agricultural Wooded, as is all surrounding property except across Dayton Road to the west, where land is zoned Agricultural.

AREA LAND USE PATTERNS:

Proposed Lot 1 has two single-family dwellings; these houses have shared a single lot since at least 1955 according to the County Assessor's records. Since this situation has been in existence since before the adoption of the Unified Subdivision Ordinance in 1978, the two structures on a single lot are grandfathered. Proposed Lot 2 has a pole barn constructed for personal use in 1999, which has since been converted into a single-family dwelling. The purpose of this subdivision request is to legitimize the conversion of the pole barn into a residence by creating a separate lot for it. A rear setback variance has also been filed for proposed Lot 2 to legitimize the existing 5.9' setback instead of the required 25'.

TRAFFIC AND TRANSPORTATION:

Dayton Road is classified as a rural secondary arterial by the adopted County *Thoroughfare Plan* as is CR 200 South (Haggerty Lane). The required 40' half-width right-of-way has been shown on both frontages. Two driveways off of Dayton Road serve all three houses. The 20' wide "pole" portion of Lot 2 merely serves to meet the ordinance requirement that all minor subdivided lots have frontage on a public road. It will not be used as access. The County Highway Department is not requiring the platting of a "no vehicular access" statement.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

According to the County Health Department, "The proposed two lot subdivision will be served by onsite sewage disposal system and private water well. Lot one has two single family dwellings located on it served by individual sewage disposal system and is

served by the well on Lot 1 with easement in place for the water line.”

Because there will not be any new construction on site, the Surveyor’s Office is satisfied with drainage and is not requiring review.

CONFORMANCE WITH UZO REQUIREMENTS:

The 100’ lot width requirement can be met for both lots; lot area is also sufficient. No buffering is required. The rear setback variance for proposed Lot 2 will be heard at the July ABZA meeting. If approved, the varied setback will need to be shown on the final plat.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The street addresses and County Auditor's Key Number shall be shown.